




## BALTIMORE HOUSING

SHEILA DIXON  
Mayor

PAUL T. GRAZIANO  
Executive Director, HABC  
Commissioner, HCD

# MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council  
c/o Karen Randle, Executive Secretary

From:  Paul T. Graziano, Commissioner

Date: March 5, 2008

Re: City Council Bill 08-0019 Building Code – Dwellings – Carbon Monoxide Alarms

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The Department of Housing and Community Development (DHCD) and the Housing Authority of Baltimore City (HABC) have reviewed City Council Bill 08-0019, which was introduced for the purpose of requiring the installation and maintenance of carbon monoxide (CO) alarms in certain dwellings, hotels, motels, boarding or rooming houses, or other structures that provide living or sleeping facilities.

In 2007, the Maryland General Assembly enacted Md. Code Ann., Pub. Safety § 12-1101 which requires all dwelling units constructed after January 1, 2008 and that rely on the combustion of a fossil fuel for heat, ventilation, hot water, or clothes dryer operation to install CO detectors. The legislation provides local jurisdictions the option of imposing more stringent requirements. City Council Bill 08-0019 would qualify as a more stringent regulation because it explicitly expands the definition of dwelling unit to include a hotel, motel, and boarding house. Additionally, the bill goes beyond the state statute by also requiring units that are attached to a garage or contain fireplaces to also have CO detectors regardless of the date of construction.

HABC supports the goal of installing CO alarms in all of its dwelling units. However the current bill's six-month deadline for compliance would impose both an immediate and significant financial burden on our tight capital budget. We recommend that the bill be amended to replace the six-month deadline for compliance with an eighteen-month deadline. This would permit HABC to achieve the bill's worthy goal without exceeding our fiscal constraints.

The Department of Housing and Community Development and the Housing Authority of Baltimore City support with amendment the adoption of City Council Bill 08-0019.

PTG:pmd

cc: Ms. Angela Gibson  
Mr. Demaune Millard

